



# Augill CASTLE

LEACETT LANE • KIRKBY STEPHEN  
CUMBRIA • CA17 4DE



A MAGNIFICENT 19th CENTURY CASTLE HOTEL IN A UNIQUE RURAL SETTING

# Highlights

- ▶ Highly successful and profitable hotel operation, also with exclusive use, corporate, wedding and entertainment venue income streams
- ▶ A magnificent 19th century castle, set in approximately 10 acres of private grounds
- ▶ 12 individually styled letting bedrooms and suites
- ▶ Stunning rural country location where the Lake District National Park meets the Yorkshire Dales
- ▶ 6 distinctive public rooms including a grand oak panelled hall, spacious main sitting room, restaurant utilising three rooms and an airy and light-filled newly developed conservatory bar
- ▶ Turnover to September 2021 of £495,176 with healthy adjusted trading profits (6 months trade)

**FREEHOLD IN THE REGION OF £2,000,000**

# Background

*Built in 1841 as a Victorian gentleman's country residence, Augill Castle is a truly unique and magnificent country house hotel set in a peaceful, relaxed and decadently romantic corner of Cumbria. It is run, mainly under management, as a full-service hotel.*

There are seven individually styled letting bedrooms and suites in the main castle sleeping 16 and additionally five garden rooms and suites, sleeping 16, each with its own direct access to the garden and private outdoor area. Each of the rooms offer a very different character and are decorated with bold colours and furnished with an eclectic mix of genuine antiques and modern pieces. Many of the rooms have four poster beds, turrets for wardrobes, claw foot baths, large picture windows with fine rural views.

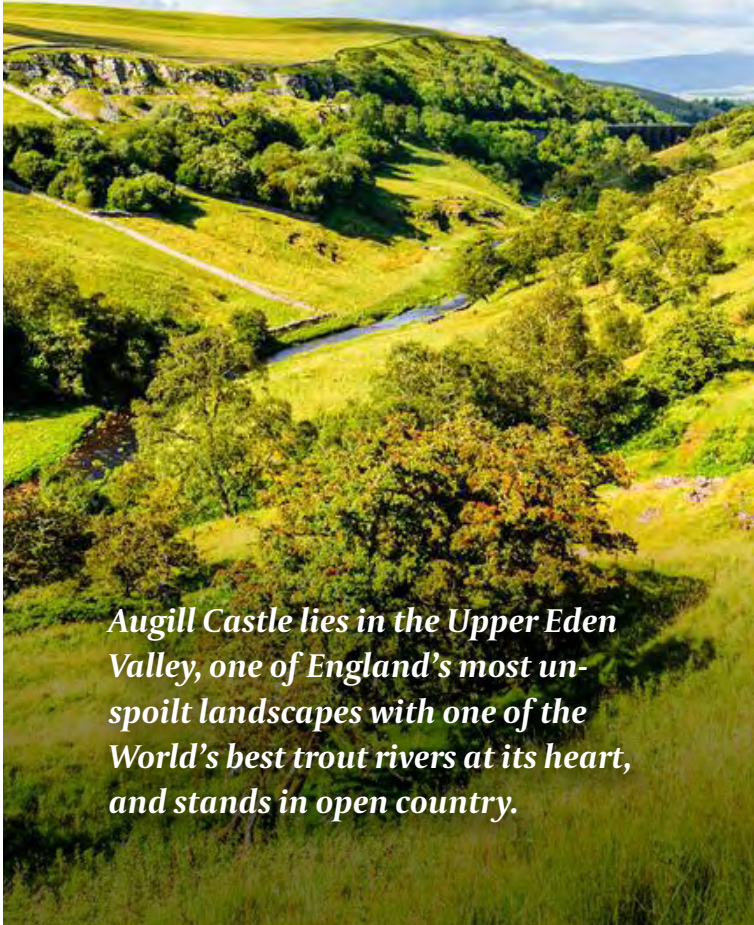


The public areas of Augill Castle are just as impressive including a grand Hall complete with Jacobean oak paneled walls, a spacious Drawing Room, currently utilised as a second dining room, main sitting room, Music Room restaurant seating 46, a library used for private dining and a contemporary conservatory bar.

Available by separate negotiation, there is a 5 bedroom owners' cottage set within its own private gardens in the Stable Yard at the rear of the main castle. The whole estate encompasses approximately 10 acres of private grounds, opening out to views of the nearby Yorkshire Dales and the Lakeland Fells beyond.

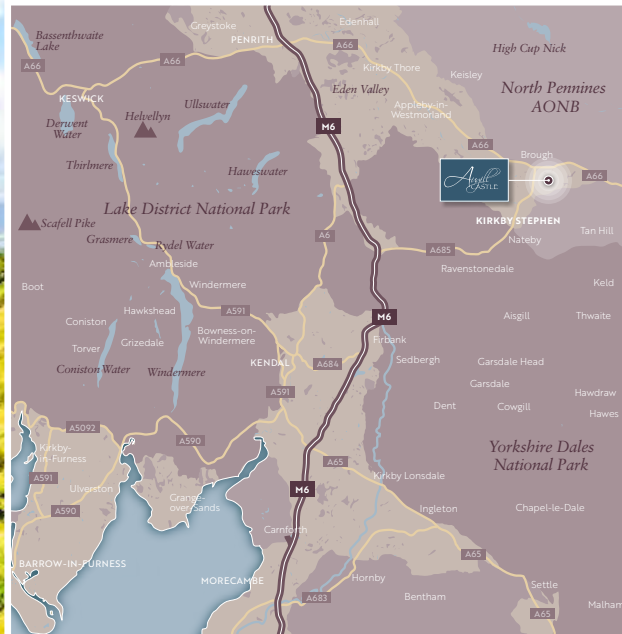


# Location



*Augill Castle lies in the Upper Eden Valley, one of England's most unspoilt landscapes with one of the World's best trout rivers at its heart, and stands in open country.*

The castle's backdrop is the dramatic North Pennines AONB. The castle is situated between the Lake District National Park and the Yorkshire Dales National Park, making this a perfect place to explore the north of England. The castle is situated just a few minutes from the A66, the main trans-Pennine route between the East and West and just 16 miles from the M6 motorway, within two hours' drive of a number of international Airports.



Augill Castle was acquired by the current owners 25 years ago, and after initial renovations opened it with three letting bedrooms. Soon, an emerging market presented itself and the castle expanded with further letting rooms into a unique destination location and venue.

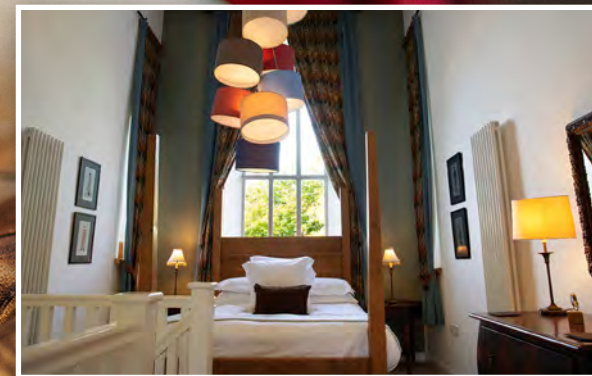
The business grew organically and after several years and a significant refurbishment program, the castle gained an established reputation for fine dining, private hire and as a wedding's venue, winning many awards and accreditations including the Enjoy England Award for Excellence Gold Award.

Further and more recent investment has seen the creation of several garden suites and estate houses developed from the existing original castle outbuildings, growing turnover and profits. Now, after 25 years the owners wish to take a step back from the business and allow a new owner to take Augill Castle to the next tier, realising the still enormous potential for development and growth.



# The Property

*Augill Castle is an impressive example of a Victorian folly, built by John Bagot Pearson of Kirby Lonsdale and constructed with local stone. The letting accommodation is largely situated to the first floor of the castle as well as the converted Orangery and Stable wing.*





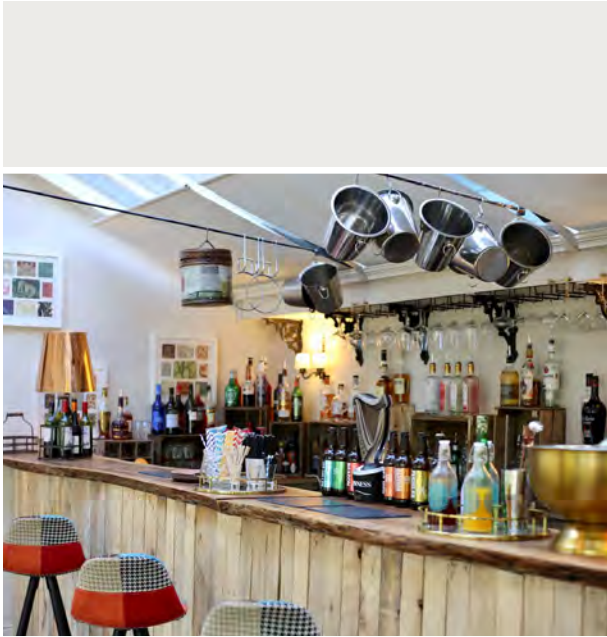
## *Public Areas*

From the main car park to the front of Augill Castle, there is an impressive pair of solid oak doors opening into a porch with bespoke hand-made tiled floor, leading to a large timber door opening into a grand hallway with oak parquet floor and Jacobean oak panelled walls – dating back to the mid 17th century.

There is a large stone fireplace with inset wood burning stove, original leaded windows facing south and seating in comfortable leather sofas and chairs, all under an original, recently

restored moulded ceiling with gilt bosses. To the left of the hall is the Drawing Room which has two large bay windows overlooking the gardens to the south and west, an ornate fireplace, large floor to ceiling alcoves and another original moulded ceiling.





The Drawing Room is currently used as a second dining room, lending itself perfectly to the service of afternoon teas and private events. To the right of the hallway is the main sitting room with oak floor, a lovely sandstone fireplace with inset wood burning stove, large south-facing picture bay window with original leaded windows. The sitting room is furnished with a mix of antique and contemporary easy furniture.

Through two doors either side of the fireplace is The Music Room restaurant – a lovely, elegant room with approximately 46 covers.

There is an Arts and Crafts fireplace at one end of the room and a large south-facing bay window. Opening off the Music Room is The Library with new oak floor and seating for twelve around a large oak refectory table. Double doors lead to a patio area.

There is also a reinforced walk-in Chubb safe/gun room. The bar is set in a well-lit conservatory with timber bar and extensive back bar areas. Double doors lead onto south-facing terrace overlooking their garden.





HAYGARTH

There are seven letting bedrooms and suites on the first floor of the main castle and five garden suites and estate houses located outside. Each room is beautifully decorated with period features, many with four poster beds, claw foot baths, stained glass and original leaded windows and superb views to the surrounding countryside. All rooms have flat screen TV and DVD players.

**Main Castle**

Seven double en suite letting bedrooms (to sleep 16) with a further five garden suites and estate houses. Accessed from outside the main building they briefly comprise:

**Little Castle estate house**

Set over two floors, the accommodation consists of double bedroom, bathroom, kitchen, further double en suite bedroom to the first floor. Private garden.

**Stable House estate house**

Set over two floors comprising double bedroom, bathroom, kitchen, day room, further en suite double bedroom to the first floor. Private garden.

**Greystoke**

Double/twin accessible en suite bedroom with level step-free access. Outside seating.

**Orangery garden suite**

Double en suite bedroom with separate day room which can be utilised as an additional twin bedroom.

**The Gate House garden suite**

Split over two floors with ground floor sitting room, first floor en suite double bedroom. Private terrace.

All of the garden suites and estate houses are decorated to a unique style and have doors opening on to private garden/seating areas overlooking the castle grounds.

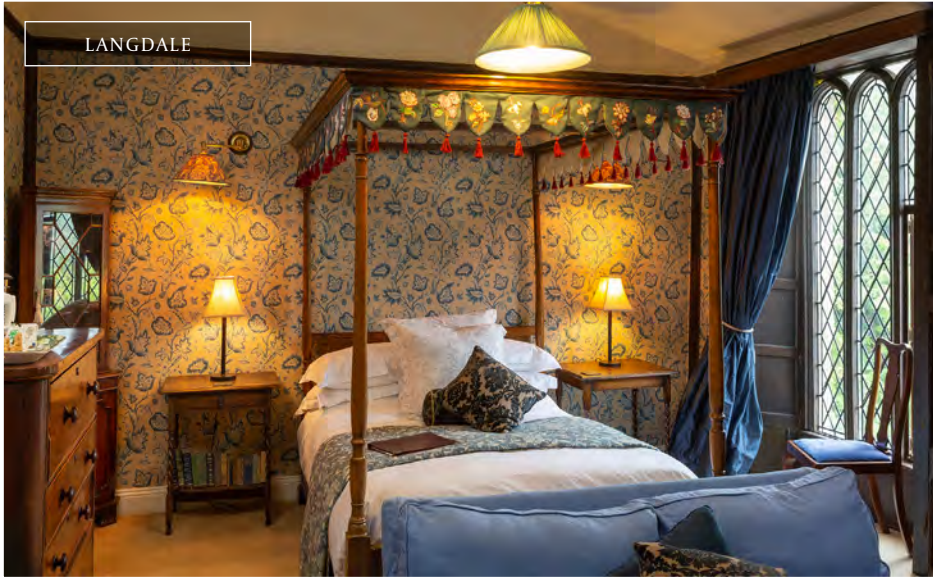


APPLEBY



BRACKENBER





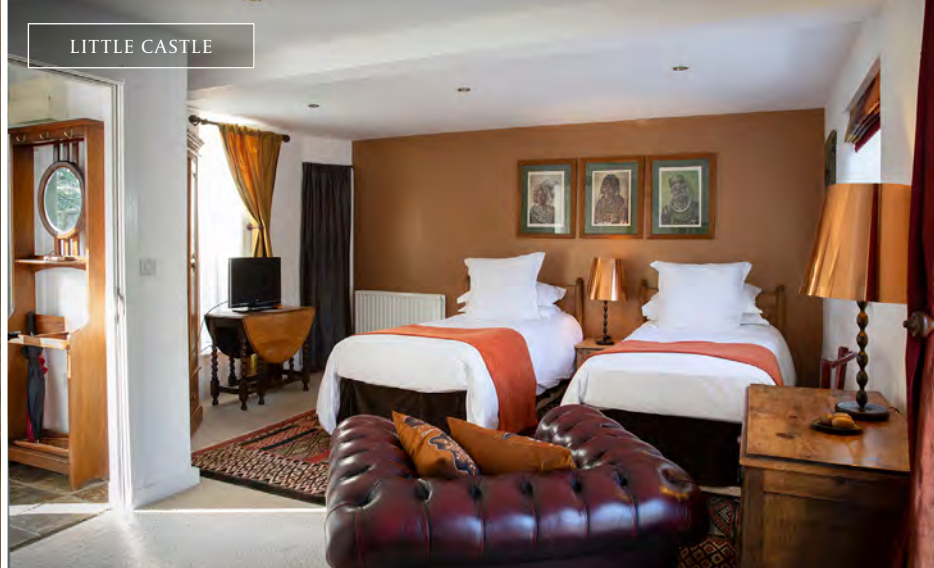
LANGDALE



DERWENT



MIDDLESMOOR



LITTLE CASTLE

## SERVICE AREAS

A commercial kitchen services the main restaurant and function rooms with separate wash-up and preparation areas. The kitchen has a range of stainless-steel commercial equipment, large extraction system, gas and electric ovens and gas, electric and induction hobs. In addition, there is a dry store and cellar with three separate rooms. In the rear hall, there is an accessible WC, ladies/gents WCs and boiler room with two LPG boilers. Behind the bar is a storeroom. There is a laundry room with washers and dryers and store area which has separate access to a rear dry wood store and a back corridor with boot room for guest use.

A grand oak staircase with cast iron balustrades under a vaulted, gilded ceiling, lit by an intricately painted stained glass gothic window leads in two flights to the first floor landing and main castle letting bedrooms.

## OWNERS' COTTAGE: AVAILABLE BY SEPARATE NEGOTIATION

Situated directly behind Augill Castle, the owners have the benefit of a spacious five bedroom Coach House which comprises hallway, sitting room, study, family bathroom, dining room, kitchen with Aga, utility room. First floor – five bedrooms (four double and one single), two further bathrooms.

To the side and rear of the Coach House is a private garden with stone paved patio, seating area, extensive lawns, double garage with office and workshop.

Located to the side of the owners' cottage is a further cottage – known as No.1 The Coach House. This property is owned on a freehold basis by a separate party and may be available to acquire by separate negotiation.

## OUTSIDE

The castle is set in approximately 10 acres of private grounds, surrounded by open countryside. It includes a number of paddocks, lawned gardens, established borders and kitchen garden, together with a large gravel car parking area with parking for up to 30 cars. The gardens are surrounded by mature trees. There is a children's playground and a recently (2021) refurbished tennis court.

## SERVICES

Eden District Council at Penrith (01768) 817817.

Mains electricity, Septic tank drainage system. The property has a mix of oil-fired and LPG central heating with LPG gas for cooking.

## WEBSITE

[www.stayinacastle.com](http://www.stayinacastle.com)





# Trade

Augill Castle is operating principally as a hotel, offering bed, breakfast, afternoon tea and dinner. This core trade is supplemented by an exclusive use and function business. The hotel is run by the current owners with a dedicated team of experienced hotel management and staff and trades all year round.

The P&L accounts provided by the owner accountant for the period ended 30th September 2021 show turnover (net) of £495,176 with an adjusted trading profit in the region of £132,000, before rent, loan repayments, depreciation and directors' salary.

Further trading information can be made available to any seriously interest parties upon request. These were based upon 6 months trade due to COVID restrictions.



# Further information

## FINANCE

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## EPC

Augill Castle is EPC exempt.

## PRICE

**Offers in the region of £2,000,000 are invited for the freehold property** complete with goodwill and trade contents (according to inventory) including the antique furniture and other items, excluding some personal effects. Stock at valuation.

## DIRECTIONS

The hotel is located approximately 16 miles east of the M6. Take junction 38 for Tebay and follow the signs for A685. Continue for approximately 14 miles, eventually turning right in to Leacett Lane and follow the road for about half a mile. Augill Castle is signposted on the left hand side.



# Contact

*For further information or to arrange an inspection of the property, please contact:*

**NEIL THOMSON**  
ASSOCIATE DIRECTOR

T +44 161 831 3337

M +44 7920 258226

E [neil.thomson@colliers.com](mailto:neil.thomson@colliers.com)



Chancery Place  
50 Brown St  
Manchester | M2 2JT

[www.colliers.com/uk/hotels](http://www.colliers.com/uk/hotels)

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (May 2023)

Colliers is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

